



# Project Based Voucher Program Award Recommendations

Metro HRA

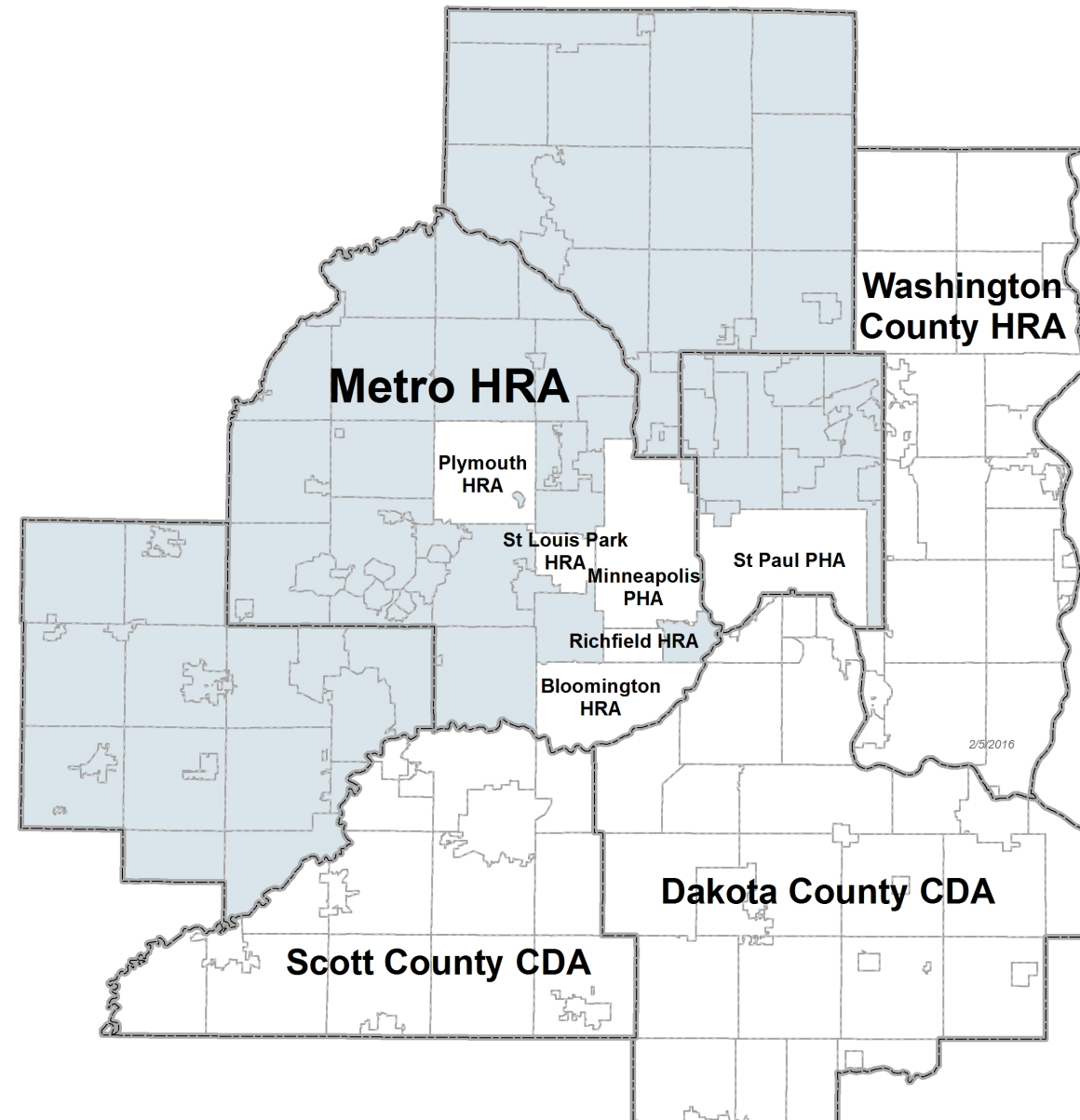


Monday, February 5, 2024

# Metro HRA Summary

## Metro HRA Service Area

- 7,283 Housing Choice Vouchers
- 9 Programs
- Anoka and Carver Counties and Suburban Hennepin and Ramsey Counties
  - 96 communities
- \$80 million in annual rent payments to 1,400 active landlords



# Housing Choice vs. Project Based Vouchers

## Housing Choice Voucher

- Attached to a household
- Family moves from unit to unit with rent subsidy
- Family “choice” of where to live
- Rent from private landlord willing to accept voucher
- Finding a unit can be challenging
- Serve the waiting list
- Naturally serve the lowest income households

## Project Based Voucher

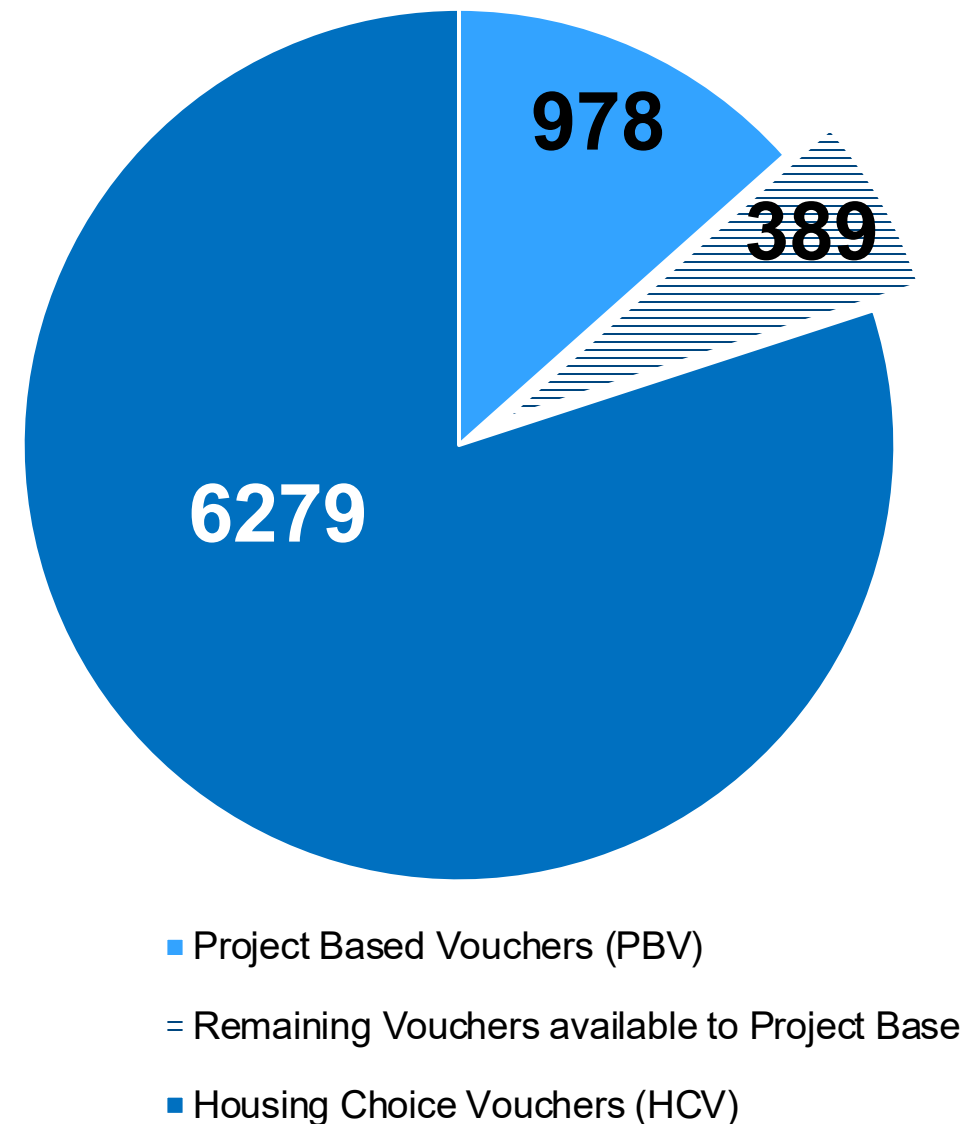
- Attached to a specific unit
- Help tenants secure units where it may be hard to use vouchers
- Improved access to supportive services
- Lose “choice” component
- Referrals for supportive service units do not come from waiting list
- Can assist in additional funding points for other public financing

# Project Based Vouchers

## PBV Summary

- 6,839 total Vouchers with PBV option
- HUD allows up to 20% PBV (1367 vouchers)
  - Plus and additional 10% for certain units (683 units)
- 978 PBV units awarded (14%)

## Current Voucher Split



# 2023 PBV Engagement

Feb. 8

## Owner Listening Session

Engagement with owners regarding PBV process

Feb. 13

## Community Development Committee Information Item

Issuance of PBV Request for Proposals

Mar. 27

## Issued Request for Proposals

Offered 40 PBVs

Sep. 5

## Annual Plan Public Comments Discussion - CDC

Sep. 18

Policy revision to Administrative Plan

# Project Based Voucher Selection Criteria

<b>Selection Criteria Description:</b> <b>The PHA will prioritize PBV projects located in its own operating area prior to considering projects out of its jurisdiction. The PHA's operating area includes Anoka and Carver Counties and suburban Hennepin and Ramsey Counties, excluding the cities of Minneapolis, St. Paul, Bloomington, Plymouth, Richfield, and St. Louis Park.</b>	<b>Possible Points</b>
Project Readiness including system and regulatory conformance, financial readiness, status of funding commitments, and applicant's capacity to manage the project.	15
Extent to which the project provides or preserves housing types that contribute to a full range of affordable housing choices, the addition or preservation of affordable units in an Area of Concentrated Poverty or improved affordable housing choice in an Area of Affluence.	20
The extent to which the project integrates housing and tenant services for specialized populations such as people experiencing homelessness, people living with disabilities, veterans, or other specialized population.	25
The extent to which the project supports mixed income through providing a variety of units at different income levels.	5
The extent to which the project supports housing for larger families needing 3 or more bedrooms.	10
Extent to which the proposed project maximizes connections between housing, centers of employment, education, retail, and recreation uses through location or design.	15
The extent of local support for the proposed housing includes project teams that involve partnerships among government, private for-profit, and nonprofit sectors, and the local community.	10
<b>Total Points</b>	<b>100</b>

# 2023 PBV Offer and Award



# Selection and Ranking

## 2023 RFP

The RFP outlined additional provisions for coordination with MN Housing's Consolidated RFP

- *New construction projects will be provided with a Letter of Intent that commits Mainstream or VASH Project-Based Vouchers, contingent on a project receiving the necessary funding in 2023 to become financially feasible.*
- *Existing housing applications will be formally awarded Mainstream or VASH PBVs through formal Metropolitan Council action. The action will be taken along with other PBV action after Minnesota Housing has made its funding awards.*

6 projects representing 20 Mainstream and 20 VASH PBVs received Letters of Intent

- Prior to MN Housing's Consolidated RFP deadline
  - Contingent PBV award provided projects with additional funding points

5 projects – 32 PBVs units - are being recommended for formal Mainstream PBV and VASH PBV award

- 3 New Construction projects
- 2 Existing Housing projects



# Project Based Voucher Requests

Project	City	Total Units in Project	Mainstream PBV Award
Bottineau Ridge Phase II	Maple Grove	50	5
Gladstone	Maplewood	40	10
PPL BC Family Housing Phase I	Brooklyn Center	60	5
Project	City	Total Units in Project	VASH PBV Award
Carver Oaks Senior Residence	Carver	43	7
Nolte River Place	Anoka	80	5

# Bottineau Ridge Phase II, Maple Grove

Project Details	
Development Team	Duffy Development
Development Type	Existing, built in 2019
Number of Units	50
Mainstream PBV Requested	5
Bedrooms	1, 2, and 3 BR
Service Provider	The Salvation Army
Location	Within half mile from Central Park, Hennepin County Library, Arbor Lakes retail shopping and grocery stores.



# Gladstone Crossing, Maplewood

Project Details	
Development Team	Beacon Interfaith Housing Collaborative
Development Type	New
Number of Units	40
Mainstream PBV Requested	10
Bedrooms	2-4 Bedrooms
Service Provider	On site through Solid Ground
Location	Within walking distance to schools, transit, parks, and bike trails.



# PPL BC Family Housing Phase I, Brooklyn Center

Project Details	
Development Team	Project for Pride in Living (PPL)
Development Type	New
Number of Units	60
Mainstream PBV Requested	5
Bedrooms	0-4 Bedrooms
Service Provider	Phumulani, Inc.
Location	Half a mile from the transit station, walking distance to parks, retail, library, and within one mile of grocery and additional retail.



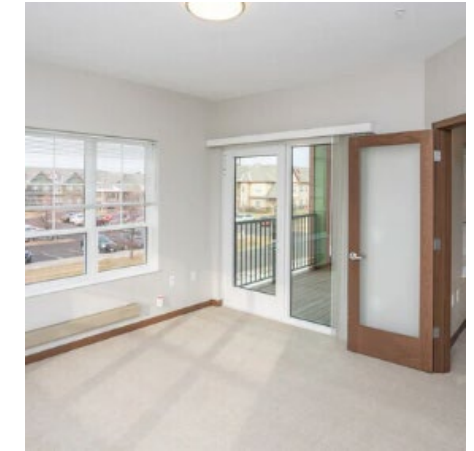
# Carver Oaks Senior Residence, Carver

Project Details	
Development Team	Carver County CDA
Development Type	New
Number of Units	43
VASH PBV Requested	7
Bedrooms	1-2 Bedrooms
Service Provider	CDA resident services coordinator, additional support through the VA
Location	Within two blocks of the Carver Transit Station and planned pedestrian and bike routes.



# Nolte River Place, Anoka

Project Details	
Development Team	VOA Anoka AH GP LLC (VOANS)
Development Type	Existing, built in 2023
Number of Units	80
VASH PBV Requested	5
Bedrooms	1-2 Bedrooms
Service Provider	Onsite Tenant Services Coordinator, additional support through VA
Location	One block from the local 805 bus route. ¼ mile from downtown Anoka connecting to a pharmacy, bank and restaurants.



# Next Steps

## New Construction

Enter into an Agreement to Enter into a Housing Assistance Payments Contract (AHAP) once Environmental Review (ER) and Subsidy Layering Review (SLR) are completed.

- *ER and SLR completed by our Partners (Minnesota Housing or the County)*
- *Commits the PBVs during the construction period*

Enter into a Housing Assistance Payments Contract (HAP) upon construction completion and units are inspected to ensure health and safety requirements are met.

Pay rent on behalf of low-income families.

## Existing Housing

Enter into a Housing Assistance Payments Contract (HAP) upon are inspection completion to ensure health and safety requirements are met.

Pay rent on behalf of low-income families.

# Proposed Action

## That the Metropolitan Council:

1. Award 20 Mainstream and 12 Veteran’s Affairs Supportive Housing (VASH) Project Based Vouchers (PBV) to five (5) projects as shown in Table 1 below.
2. Authorize the Metro HRA Director and Manager to execute the necessary documents with the project owners of the awarded projects.

Table 1. Recommended Project Based Voucher Awards

Project	City	Total Units in Project	Mainstream PBV Award
Bottineau Ridge Phase II	Maple Grove	50	5
Gladstone	Maplewood	40	10
PPL BC Family Housing Phase I	Brooklyn Center	60	5
Project	City	Total Units in Project	VASH PBV Award
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Nolte River Place	Anoka	80	5





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